

**BOARD OF ADA COUNTY
MINUTES OF THE DEVELOPMENT SERVICES MEETING
TUESDAY, FEBRUARY 25, 2014
1:30 P.M.**

The Board of Ada County Commissioners (Board) met this date in the Commissioners' Conference Room of the Ada County Courthouse Complex to act on the following items. Staff members present: Megan Leatherman, Brent Danielson, Megan Basham and Kelly Woodworth, Development Services; and Larry Maneely, Commissioners' Office. Minutes Recorder: Judy Morris.

I. IN THE MATTER OF CALL TO ORDER:

Commissioner David L. Case called the meeting to order at 1:29 p.m.

II. IN THE MATTER OF ROLL CALL:

Commissioners David L. Case, Jim Tibbs and Rick Yzaguirre were present.

III. UNFINISHED BUSINESS:

ACTION: R. YZAGUIRRE MOVED TO REMOVE THE UNFINISHED BUSINESS FROM THE TABLE FOR CONSIDERATION. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

1. 201301718-ZC-MSP-PBA-DA, VINEYARD SENIOR COMMUNITY CENTER:

A request for a zone change from R8M to R20, a master site plan, property boundary adjustment and a development agreement for a 30-unit multi-family structure to provide senior housing. The development will be known as the Vineyard Senior Community. The property is located at 8100 N. Horseshoe Bend Road and 10482 W. Utahna; 4N 1E Sec. 14. *(Execution of final documents, Tabled from 2/12/14)*

M. Leatherman advised the Board that Applicant is requesting this item be tabled to the March 26, 2014, meeting. M. Basham explained that Applicant is working to determine the ownership of the Drainage District No. 2 easement in order for them to execute the Development Agreement as it relates to that portion of the property.

ACTION: J. TIBBS MOVED TO TABLE APPLICATION NO. 201301718-ZC-MSP-PBA-DA, VINEYARD SENIOR COMMUNITY CENTER TO MARCH 26, 2014. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

2. 201300966-ZC-DA-S-PUD: KM ENGINEERING, LLP:

A zoning ordinance map amendment to rezone approximately 29.41 acres from the RUT District and RSW District to the R8 District with a development agreement. Also, a 125 lot subdivision as part of a Planned Unit Development (PUD) consisting of 117 residential lots and eight (8) common lots. The property is located at 3581 S. Cloverdale Road and 4580 E. Bott Lane, Section 28, T. 3N., R. 1E. *(Execution of final documents, Tabled from 1/22/14 Development Services Public Hearing Follow-Up Meeting)*

B. Danielson presented the final Development Agreement, Zoning Ordinance Map Amendment and Findings of Fact and Conclusions of Law for execution by the Board.

ACTION: R. YZAGUIRRE MOVED TO APPROVE THE FINAL DOCUMENTS FOR APPLICATION NO. 201300966: ZC-DA-S-PUD: KM ENGINEERING, LLP. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

IV. NEW BUSINESS:

1. **201201434-S: FINAL PLAT – RESCUE RANCH SUB:** A request to approve the final plat which consists of four (4) residential lots and one (1) common lot for the private road. This property contains 41.04 acres and is located at 7200 S Locust Grove Rd, Sections 5 2N 1E.

M. Leatherman advised the Board that Applicant was finalizing details on the plat, and requested this be tabled to March 26, 2014.

ACTION: J. TIBBS MOVED TO TABLE 2201201434-S: FINAL PLAT – RESCUE RANCH SUB TO MARCH 26, 2014. R. YZAGUIRRE SECONDED. J. TIBBS, AYE, R. YZAGUIRRE, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

2. **200800107-DA CASTELLINA SUBDIVISION DA TERMINATION NO. 8454:** Terminating the Development Agreement No. 8454 due to noncompliance of conditions of approval between Ada County and Bogart Development, Inc.

D. Case noted that the public hearing was opened on all matters at 1:30 and would remain open until the end of the meeting.

B. Danielson provided a history on the Castellina Development Agreement. He explained that the ownership of the property changed and the new developer requested the zoning remain and submitted its own application and agreement.

ACTION: R. YZAGUIRRE MOVED TO TERMINATE DEVELOPMENT AGREEMENT NO. 8454 DUE TO NONCOMPLIANCE OF THE CONDITIONS OF APPROVAL FOR 200800107-DA CASTELLINA SUBDIVISION DA TERMINATION NO. 8454. J. TIBBS SECONDED. R. YZAGUIRRE, AYE, J. TIBBS, AYE, AND D. CASE, AYE. THE MOTION CARRIED UNANIMOUSLY.

D. Case closed the public hearing on all matters.

V. IN THE MATTER OF RECESS:

There being no further business to come before the Board at this time, the meeting was recessed at 1:38 p.m.

David L. Case, Chairman

ATTEST:

Christopher D. Rich, Ada County Clerk